



**GRASSROOTS**

REALTY GROUP

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**337 COPPERPOND Landing SE**  
**Calgary, Alberta**

**MLS # A2287168**



**\$444,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, No Neighbours Behind, See Remarks,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s)		

**Inclusions:** .

Experience the perfect blend of tranquility and modern design in this impeccably maintained townhouse, uniquely positioned with no neighbours behind for ultimate privacy. The open-concept main floor exudes sophistication, featuring gleaming hardwood floors and a gourmet kitchen equipped with premium quartz countertops, designer cabinetry, and a high-end stainless steel appliance package. Whether hosting in the spacious dining area or relaxing by the tile-faced fireplace, every corner of this home reflects thoughtful craftsmanship. Upstairs, the primary suite serves as a serene retreat, complemented by two versatile bedrooms and a full 4-piece bath. With an attached garage and an unspoiled basement ready for your bespoke touch, this residence offers an elevated lifestyle in the heart of one of Calgary's most desirable SE communities. Close to school, shopping, public transportation, playground and so on.